

**FOR SALE**

**ON THE INSTRUCTION OF THE TRUSTEE IN SEQUESTRATION**

Well Presented 10-Bedroom Country House Hotel

**GRAHAM  
SIBBALD**



**Torrs Warren Country House Hotel & Stables Cottage**

Stoneykirk, near Portpatrick, Dumfries & Galloway, DG9 9DH

Offers over £495,000 - Freehold

Find out more at  
[www.g-s.co.uk](http://www.g-s.co.uk)

- **Well Presented 10-Bedroom Country House Hotel; set in own grounds of c.2 acres**
- **Detached 3-Bedroom Spacious Cottage included**
- **Superbly Located in the Rhins of Galloway; Close to Popular Portpatrick**
- **Ceased Trading. Opportunity to Acquire and Re-established the Business**



## INTRODUCTION

On the Instruction of the Trustee in Sequestration. The properties are “sold as seen” and the Trustee will provide no warranties.

The Torrs Warren Country House Hotel, an attractive 10-bedroom property, plus Stables Cottage are set within spacious grounds of c.2 acres close to the Village of Stoneykirk in Wigtownshire.

The premises are located about 5 miles from the well-known picturesque harbour village of Portpatrick and a similar distance from the town of Stranraer. The hotel has benefitted from local and tourist trade throughout the year with the hotel previously being a popular choice to host weddings and functions.

The hotel boasts characterful and charming accommodation with 10-letting bedrooms, all ensuite, of varying size and type as well as a good range of public areas such as a resident’s lounge, bar lounge and conservatory restaurant. In addition to the hotel there is the Stables Cottage which could be used as additional letting accommodation, or, as owner’s/manager’s accommodation.

Externally the Torrs Warren Country House Hotel is set within its own large garden grounds, with BBQ area with outdoor seating, and 2 adjoining paddocks – total area c.2 acres.

The hotel has ceased trading but has enjoyed an established trade. The availability of the hotel offers buyers a fantastic opportunity to acquire a wonderful country house hotel plus to re-establish and develop the trade.

## THE PROPERTIES

### Torr's Warren Country House Hotel

The Torr's Warren Country House Hotel, originally built as the manse for the local church, is constructed of stone, colour washed and harled, under slate roof with its accommodation on ground, first and attic floors.

### Stables Cottage

The detached cottage is located alongside the hotel; and has its accommodation over ground & first floors.

## ACCOMMODATION SUMMARY

### Torr's Warren Country House Hotel

The hotel's accommodation can be described, briefly, as follows: -

### Public Areas

- Reception with reception counter
- Resident's Lounge (35)
- Bar Lounge (16)
- Conservatory Restaurant (45)

### Letting Bedrooms

10 letting bedrooms to sleep 28

- 4 x double
- 1 x twin
- 3 x family room
- 1 x king room
- 1 x 2-bed suite

All bedrooms ensuite; 6 x shower only; 3 x bath with shower; 1 x bath only.

Bedrooms are located at ground, first & second floor levels.

### Service Areas

- Office
- Commercial kitchen
- Laundry rooms
- General stores

### Outside

- Ample car parking
- Large garden
- BBQ area with outdoor seating (18)
- Garage store at rear

### Land

- Total acreage 1.969 acres

Includes

- Garden grounds etc
- 2 x enclosed paddocks





### Stables Cottage

- 2 Living rooms
- 3 Bedrooms
- 3 Bathrooms
- Kitchen
- Utility Room
- Front and back garden



## TRADE

The business has ceased trading post the Sequestration.  
Historic accounts can be provided to genuinely interested parties, preferably after viewing of the property.  
Graham + Sibbald, and nor the Trustee, can provide no warranty for any historical accounts or trading information.

## SERVICES

Torrs Warren Country House Hotel

Mains electricity and water. Private drainage. LPG gas. Oil fired heating.

Stables Cottage

Mains electricity and water. Private drainage. Oil fired heating.

## ENERGY PERFORMANCE CERTIFICATE

Torrs Warren Country House Hotel – EPC Rating – G

Stables Cottage – EPC Rating - D

The EPCs will be available upon request.

## HOME REPORT

A Home Report for the Stables Cottage will be available upon request.

## RATEABLE VALUE/COUNCIL TAX

Torrs Warren Country House Hotel – Rateable Value - £8,800 (1st April 2023)

Stables Cottage – Council Tax Band “E”

## TENURE

Heritable (Freehold) / Outright Ownership)

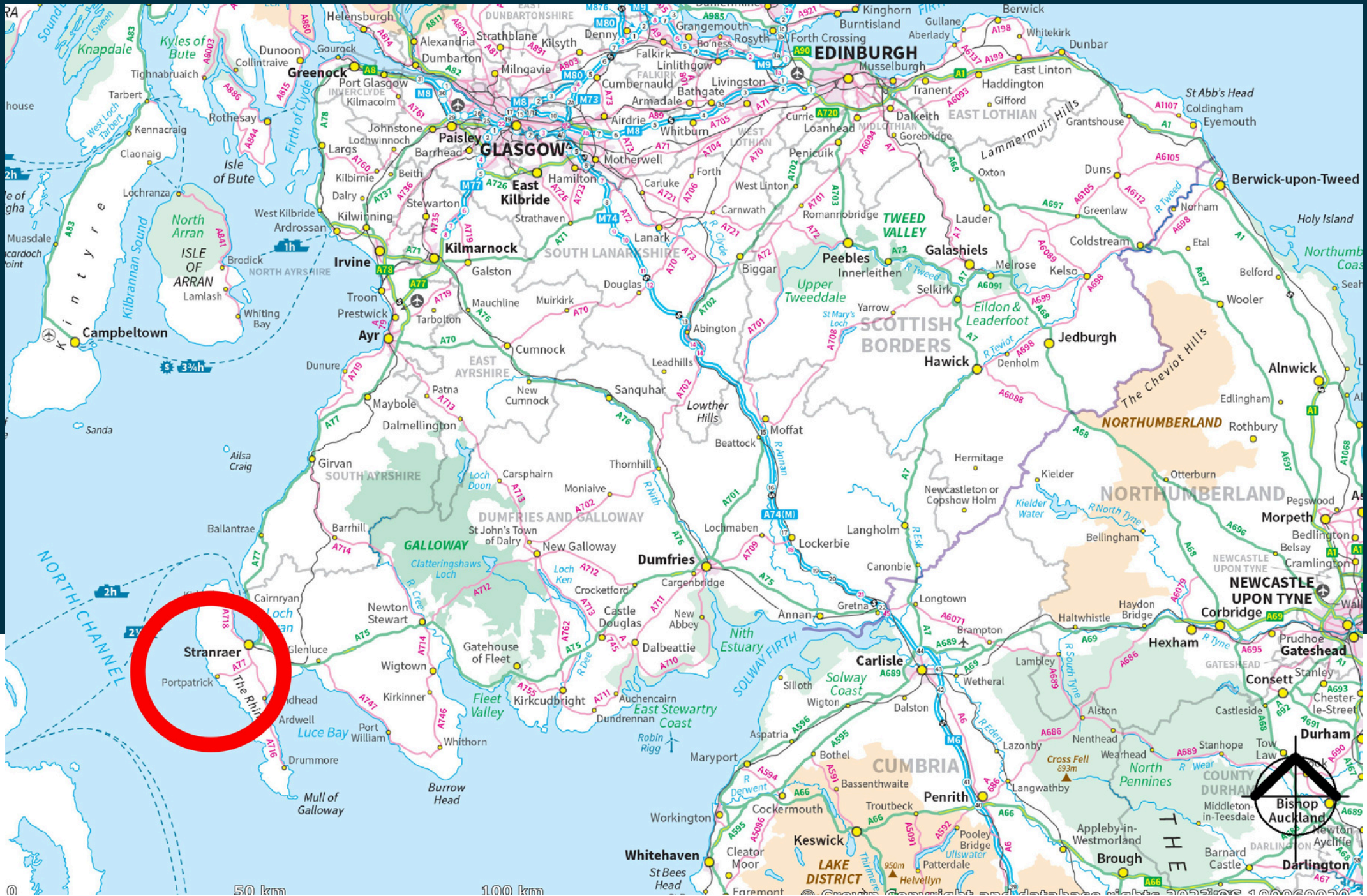
## PHOTOGRAPHS

*NOTE : The photos used in these particulars of sale were taken when the Torrs Warren Country House Hotel was a fully operational trading entity. Some trade contents /FF&E in the hotel may have been moved/removed but effectively remains furnished for trading. All furnishings in the Stables Cottage have been removed.*









This Site Plan is for identification purposes only and is provided subject to verification by solicitors from Title documentation, when available.



Stables Cottage

Torrs Warren Country House Hotel

1.969 Acres

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## PRICE

Offers Over £495,000 are invited for the heritable (freehold) interest in the Torrs Warren Country House Hotel & Stables Cottage and the trade fixtures, fittings and equipment.

## FINANCE/BUSINESS MORTGAGES

Graham + Sibbald are in regular contact with the specialists involved in the financing of business and property purchases in Scotland and we would be happy to assist with introductions if required.

## VIEWING

Strictly by appointment only to be made through Graham + Sibbald. No approach to be made to the property or members of staff.

## OFFERS

All offers should be submitted in Scottish Legal Terms to the sole selling agents at the address below:

Graham and Sibbald  
40 Torphichen Street, Edinburgh, EH3 8JB



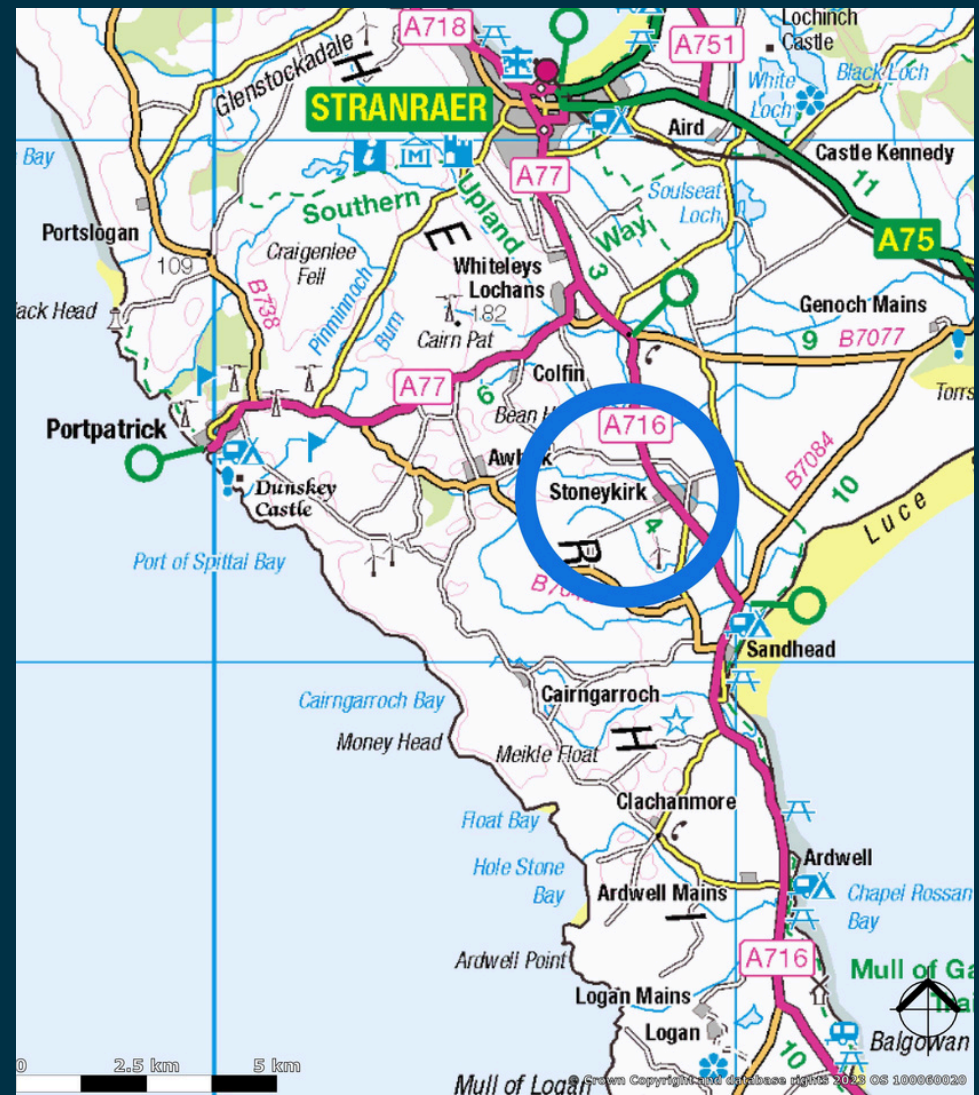
To arrange a viewing please contact:



**Alistair Letham**  
Consultant - Hotel + Leisure  
Alistair.Letham@g-s.co.uk  
07836 341 710



**Katie Tait**  
Agent - Hotel + Leisure  
Katie.Tait@g-s.co.uk  
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1. These particulars are intended as a guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. A list of Partners can be obtained from any of our offices.

Date published: **June 2025**

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.